

City of Fort Lauderdale Planning and Zoning Board
Case # 4-ZPUD-05

STAFF REPORT
November 16, 2005

Request	Amend Planned Unit Development (PUD) to add office use and to permit the redistribution of dwelling units	
Applicant	Lennar Homes, Inc.	
Location	Bounded by S.W. 2 nd Court on the North; the New River on the South; S.W. 13 th Avenue on the East; and S.W. 14 th Avenue on the West	
Legal Description	Parcel "A", Administrative Facility, P.B. 137, P. 19	
Property Size	13.328 Acres	
Zoning	Planned Unit Development (PUD)	
Existing Land Use	Multi-Family and Single-Family Residential (Currently Under Construction)	
Current Future Land Use Designation	2.62 Gross Acres at Low-Medium Residential allowing 10 Units Per Acre (LM-10) 12.08 Gross Acres at Medium-High Residential Allowing 25 Units Per Acre (MH-25)	
Comprehensive Plan Consistency	Consistent	
Lot Density	LM-10 = 4.58 du/acre (12/2.62 net acres) MH-25 = 22.88 du/acre (246/10.75 net acres)	
Lot Coverage	24.16%	
Landscaping/Open Space	190,961 square feet	
Parking	452 spaces per PUD Narrative	
Other Required Approvals	City Commission Approval of the Rezoning and Site Plan	
Notice Requirements	<ul style="list-style-type: none"> • Mail Notice to Property Owners within 300' • Sign Notice Along Roadways • Newspaper Notice *Notice Requirements Pursuant Section 47-27.5 Rezoning and Change in Uses	
Applicable ULDR Sections	Planned Unit Development District (47-37) – See Exhibit I	
Project Planner	Name and Title	Initials
	Donald Morris, AICP, Acting Zoning Administrator	
Approved By	Greg Brewton, Acting Deputy Director	

Project Description

The applicants are requesting an amendment to the existing Planned Unit Development (PUD) to allow the Westside School Building (Building #19) to be utilized as offices for the Broward County Historical Commission, thus eliminating the five (5) residential units that was originally approved for the building but maintaining the use of the building for civic uses, and to increase the number of dwelling units in the Artspace Building (Building #18) from 35 units to 37 units. The net result of this redistribution is the reduction of three (3) dwelling units for the entire project.

The applicant has also proposed a number of minor adjustments to the site plan. The applicant has summarized these changes in **Exhibit II**.

Compliance with the Planned Unit Development District (47-37)

Amendments to Approved PUD Development Plans (47-37.13)

Section 47-37.13 stipulates that if an applicant wishes to change to a use that was not approved as part of the original PUD zoning district, a new application for rezoning must be approved in accordance with the provisions of Section 47-37. Since the Broward County Historic Commission office is being proposed for this development, a new application for rezoning to PUD must be approved.

Application Requirements (47-37.5)

The applicant has submitted a narrative outlining the general design concepts and the unique design aspects of the development, and how the proposal complies with Adequacy Requirements as provided in Section 47-25.2.

Criteria (47-37.7)

The unique design aspects of this development achieve some of the goals of the PUD district as follows:

- The introduction of the live/work concept, which attempts to integrate two integral components of modern life (housing and the workplace).
- Buildings have been oriented to the street with narrow front setbacks, encouraging interaction with the street and with neighboring properties.
- Different unit designs and the owner-occupied/renter-occupied mix, provides a variety of housing choices to create a diverse community, and
- The provision of sidewalks, as well as a boardwalk, encourages pedestrian activity.

Comprehensive Plan Consistency

The Future Land Use Element of the Comprehensive Plan II.A.5 allows for community facilities, of which includes governmental administration. Subsequently, the proposed Broward County Historic Commission office use is permitted in the Low-Medium and the Medium-High Residential Land Use Designations..

The proposed development also complies with Objective 6 and Policy 6.1 of the Comprehensive Plan, which states:

Objective 6: Continue to redevelop and revitalize blighted areas of the City.

Policy 6.1: Facilitate desirable redevelopment revitalization projects and programs through innovative land development regulation techniques.

Planning and Zoning Board Review:

If the Planning and Zoning Board determines that the application meets the criteria for rezoning to Planned Unit Development, the recommendation shall be forwarded to the City Commission for consideration.

If the Planning and Zoning Board determines that the criteria for rezoning to Planned Unit Development have not been met, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

Acting as the Local Planning Agency, the Board's motion should include a finding of compliance with the City's Comprehensive Plan and the criteria for rezoning.